

File Number
HP04-005

Application Type
Historic Preservation Permit / Hensley Historic District

Council
3

SNI
13th Street

Planning Area
Central

Assessor's Parcel Number(s)
249-48-058

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: The east side of N. Fourth Street, approximately 170 feet northerly of Washington Street.

Gross Acreage: 0.13 Net Acreage: 0.13 Net Density: 8 DU/AC

Existing Zoning: LI Light Industrial Existing Use: vacant

Proposed Zoning: A(PD) Planned Development Proposed Use: single-family residential

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
Medium Density Residential (8-16 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Light Industrial (Lumber yard) LI Light Industrial

East: Residential LI Light Industrial

South: Residential LI Light Industrial

West: Community Center LI Light Industrial

ENVIRONMENTAL STATUS

Completed by: SNZ

☒ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Recommend Approval
☐ Recommend Approval with Conditions
☐ Recommend Denial

Date _____

Approved by: _____

OWNER / DEVELOPER

ARCHITECT

Neighborhood Housing Services Silicon Valley
1156 N. Fourth Street
San Jose CA 95110

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: SNZ

Department of Public Works

See attached Memorandum

Other Departments and Agencies

None

GENERAL CORRESPONDENCE

None

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The subject site consists of 0.13 acres on the east side of North Fourth Street, approximately 170 feet northerly of Washington Street. The site is located in the LI Light Industrial Zoning District with a San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). Existing community center, light industrial and residential uses surround this vacant site which is within the Hensley Historic District. The current owner, Neighborhood Housing Services is requesting a Historic Preservation Permit for exterior alterations to the house as required by the Historic Preservation Ordinance (Title 13 of the Municipal Code).

The developer of the site located at the northwest corner of Almaden Avenue and Woz Way, Sobrato Development Companies, requested a Conditional Use Permit (RCP03-011) to remove the house and develop an off-site surface parking lot for use by the future tenant of the Sobrato Office Tower located to the north of the project site. The residence currently located on the site (507 Almaden Avenue) was determined to be eligible for the California Register. On May 26, 2004, the Planning Commission certified the Almaden Avenue Parking Lot and Landscape Buffer EIR, adopted findings and a statement of overriding considerations, and approved the Conditional Use Permit, with conditions, allowing removal of the subject structure.

The Conditional Use Permit included a condition providing time for the developer to work with a third party to relocate the house in San Jose. The developer was required to offer a dollar amount equal to the estimated cost of demolition as certified by a licensed contractor to the recipient of the building. The third party was allowed 90 days to complete relocation efforts. If after 90 days the relocation process was not complete, the Director of Planning could determine whether good faith efforts had been made to move the house. In an effort to preserve the structure, a resident of the Market Almaden neighborhood, Melonee Hawkins, contacted perspective parties interested in relocating the structure. The applicant of this Historic Preservation Permit, Neighborhood Housing Services purchased the North Fourth Street site specifically for the relocation of the 507 Almaden Avenue residence. The applicant has filed a Planned Development Rezoning to facilitate the relocation onto the subject site, which does not conform to standard residential development regulations. The Planned Development Rezoning will address setbacks that are consistent with the historic neighborhood. The Planned Development Rezoning, Planned Development Permit and Historic Preservation Permit will be considered concurrently at the upcoming August 11th Planning Commission Hearing.

HISTORIC RESOURCE DESCRIPTION

The residence currently located at 507 Almaden Avenue has been found to be eligible for the California Register for its architecture. The following information is included in the Department of Parks and Recreation form (see attached). The two-story circa 1880 Italianate style residence has a low slope roof and a prominent front parapet. The wide cornice on the front façade is framed with molding and supported by brackets. The building is clad with channel rustic drop siding, framed with quoins at the corners. The asymmetrical façade has a two-story angled bay on the south and a single-story entry porch on the north. The entry porch retains many of its original features such as decorative bracketing, square porch columns and transom window above the front door. The porch rails and balustrade are recently added features. The windows are one-over-one double hung sash, set with casing edged with molding and topped by capitals. The house has a one-story addition in the rear that was not constructed at the same time as the main house. The house is slightly raised above grade behind a shallow entry yard.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were analyzed as a part of the Almaden Avenue Parking Lot and Landscape Buffer EIR, Planning Commission Resolution Number 04-051.

GENERAL PLAN CONFORMANCE

This proposed relocation of a single-family residence on a 0.13 gross-acre site is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). This density allows for a mixture of detached and attached residential units. The relocation and rehabilitation of this historic site within the Hensley Historic District is also consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of preserving historically significant sites, structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

PROJECT DESCRIPTION

This project proposes to relocate the historic two-story Italianate residence from the Almaden Avenue site to the North Fourth Street site, maintain its orientation to the street, repair and replace wood siding where necessary, repair wood windows, replace roofing with compatible materials, remove non-compatible front porch and rear addition and add a new compatible front porch and steps and detached garage. Given the time constraints on the project, the architectural notes and dimensions have not been included on the plans at this time. This information will be required to be included prior to the Planning Commission Hearing.

ANALYSIS

The primary project issue is conformance with the *Your Old House Guide for Preserving San Jose Homes* design guidelines and the *Secretary of the Interior's Standards for Rehabilitation*, on which *Your Old House* is based.

The project conforms to *Your Old House* in general, and specifically to Chapter 3, Rehabilitation of Historic Houses. The home will be used as it was historically as a single family home with little change to its distinctive

materials and features. As stated in *Your Old House* (3.1 and 3.4) historic architectural features and details will be preserved and repaired first and replaced where necessary. The wood siding will be repaired and replaced where required (3.9, 3.17 and 3.18). The missing porch will be replaced with one that appears similar to that seen historically and differentiated by simplified construction details (3.24). The original window frames, sashes and hardware will be repaired and reused in place, while glazing will be replaced where necessary (3.27). The missing front door will be replaced with a simplified version of one similar to that seen historically (3.33). The original roof form will be preserved and the color, material and pattern of the historic roof will be matched as closely as possible (3.37). The structure will be sited in a position similar to its historic orientation and the new foundation will match the existing in height and materials as closely as possible (3.45, 3.46, 3.47) The more recent rear addition that is not historically significant will be removed and the wood siding will be salvaged to be used for repair on the main structure (4.2).

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to *Your Old House* and the Secretary of the Interior's Standards and recommend approval of the proposed exterior changes to the Director of Planning with standard and special conditions as agreed to by the applicant, which include completion of the plans to indicate dimensions, materials, and scope of work.

Attachments: Map
 Photographs
 Plan set